



## Wrotham Road

Welling, DA16 1LW

Offers Over £475,000



- PRICE RANGE £475,000 - £500,000
- Extended Stevens style family home
- Close to local shops, schools & transport
- Extended kitchen & bathroom
- Floor Area: 1117 total sq ft

- Chain free
- Popular location
- Plenty of open plan living space
- Call Hunters to view
- EPC Rating: D

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**\*\* PRICE RANGE £475,000 - £500,000 \*\***

Nestled on Wrotham Road in Welling, this charming semi-detached family home offers a delightful blend of space and potential. With a generous 1,117 total square feet of living area, the property features two inviting reception areas that create a warm and welcoming atmosphere. The open-plan hall leads seamlessly into the living and dining areas, perfect for family gatherings or entertaining guests.

The extended kitchen is a highlight, providing ample room for culinary creativity and family meals. Upstairs, you will find three well-proportioned bedrooms, along with an extended bathroom that caters to the needs of a growing family. The property also boasts a garage to the side, with off-road parking available, ensuring convenience for residents and visitors alike.

The good-sized rear garden is an excellent space for outdoor activities, gardening, or simply enjoying the fresh air. This home is chain-free, making it an attractive option for those looking to move in without delay. Additionally, the property has significant extension potential, subject to planning permission, allowing you to tailor it to your family's needs.

Situated in a great location, this residence is within easy reach of local shops, schools, and transport links, including Welling and Bexleyheath train stations, which are just a short walk away. This property is a wonderful opportunity for families seeking a comfortable and well-connected home. To arrange a viewing, please contact Hunters Welling.

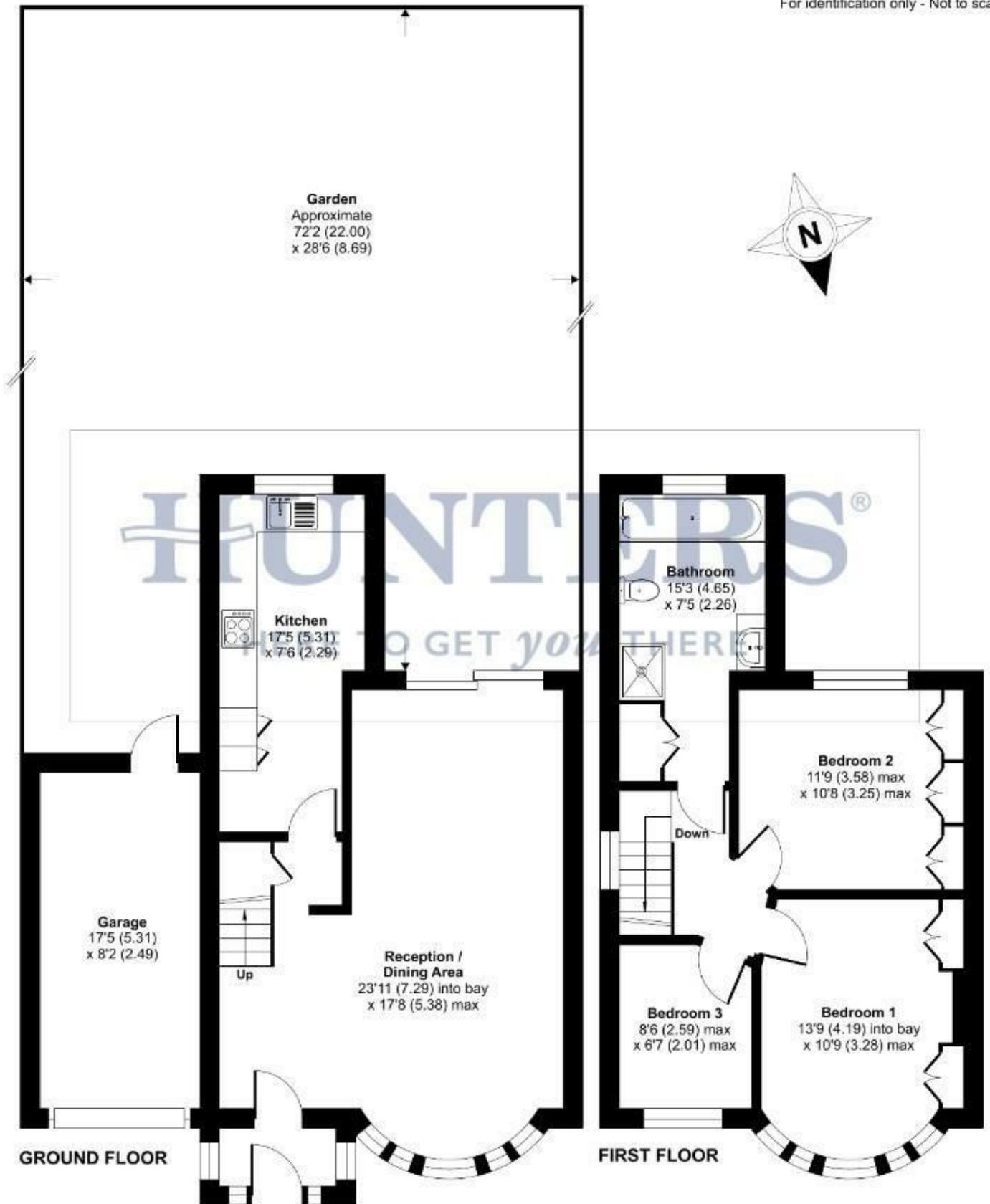
# Wrotham Road, Welling, DA16

Approximate Area = 974 sq ft / 90.5 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 1117 sq ft / 103.8 sq m

For identification only - Not to scale



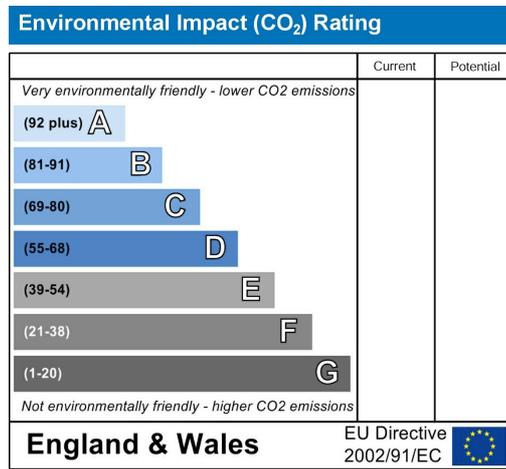
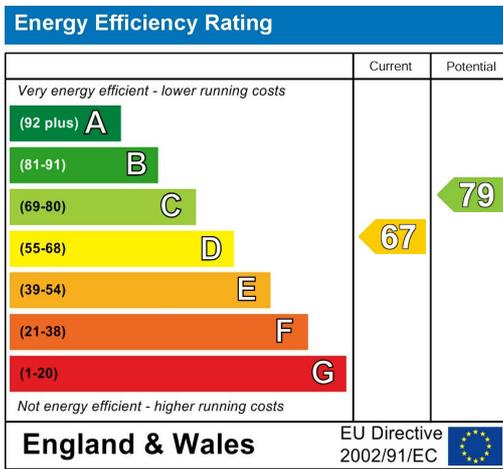
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1387982 © nichexcom 2025.







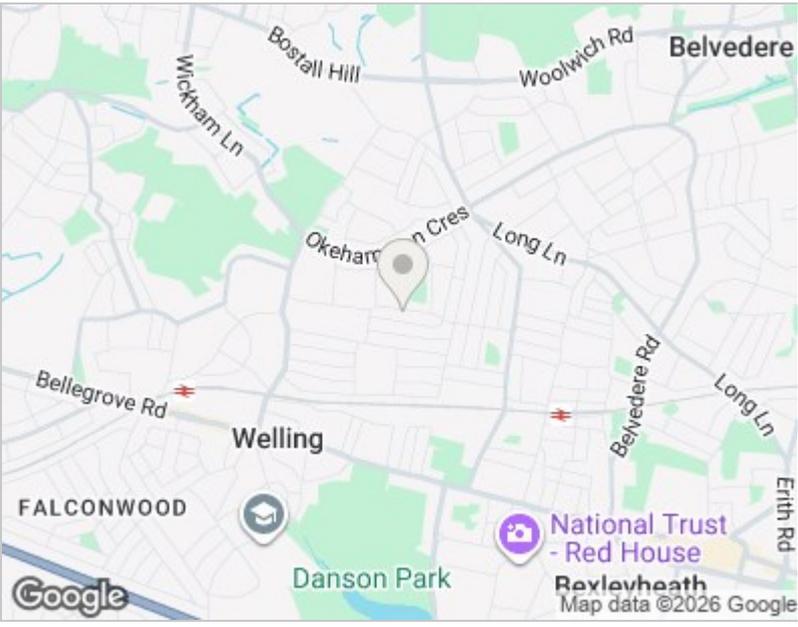
### Energy Efficiency Graph



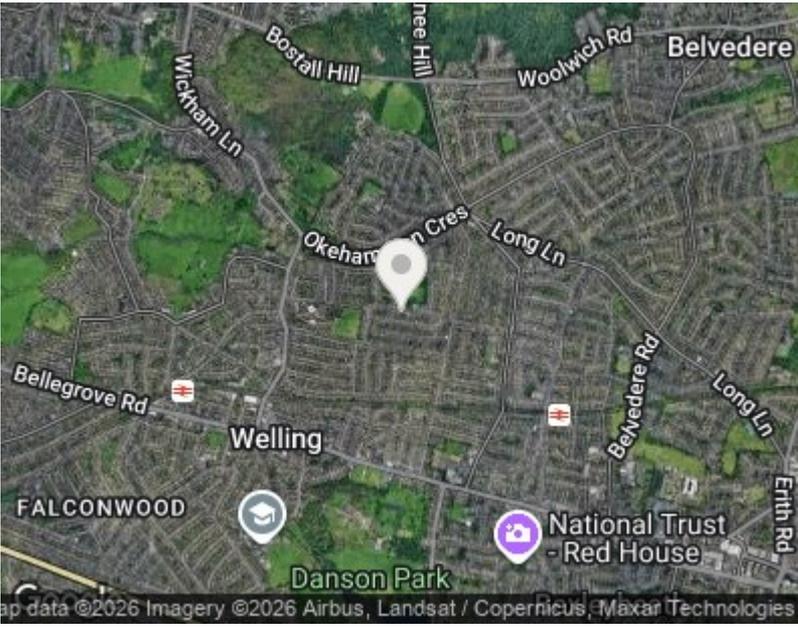
### Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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